

Churchfield & Plawfield I.D.B.

Consulting Engineers Report - February 2022

Flooding adjacent to Upwell Health Centre, Townley Close, Upwell

This matter will be dealt with under a separate Agenda item.

Planning Applications

In addition to matters concerning previous applications, the following 20 new development related matters have been received and, where appropriate, dealt with since the last meeting:

MLC Ref.	Council Ref.	Applicant	Type of Development	Location
636	21/00210/O	Mr M Russell	Residence	Dovecote Road, Upwell
637	21/00209/O	Mr M Russell	Residence	Dovecote Road, Upwell
638	21/00232/F	Mr T Champion	Residence (Extension)	Small Lode, Upwell
639	21/00624/RM	Mr A Clarke	Residence	New Road, Upwell
640	21/00547/F	Ms Justine Watts	Agricultural/Equestrian (Storage)	New Road, Upwell
641	21/01020/F	E Morton & L Matthews	Residence (Extension)	New Road, Upwell
642	21/01305/F	Mr B Cunningham	Commercial (Storage)	Small Lode, Upwell
643	21/01258/O	Mr R Starr	Residential	Small Lode, Upwell
644	21/01351/F	All Square Properties Ltd	Residential (4 plots)	School Road, Upwell
645	21/01494/F	Miss L Hedderley	Residential (Retrospective) (2 outbuildings)	New Road, Upwell
646	21/01718/RM	Mr D Johnson	Residence	New Road, Upwell
647	21/01459/F	Mr A Newton	Residence	School Road, Upwell
648	21/01723/F	Upwell Playing Field	Leisure (Pavilion)	New Road, Upwell
649	21/01852/F	Mr K O'Brien	Residence (Extension)	Small Lode, Upwell
650	21/01847/F	Mr Wagg	Residence (Extension)	New Road, Upwell
651	21/01976/RM	Mr & Mrs A Yeoman	Residence	Dovecote Road, Upwell
652	21/00557/F	Mr & Mrs Brooks	Residence	St Peters Road, Upwell
653	21/01171/F	Mr McDonagh	Traveller Site (5 caravans/mobile homes and amenity building)	Small Lode, Upwell
654	21/02191/F	Mr A Mason	Agricultural	Baldwins Drove, Outwell
655	21/02299/F	Mr R Henry	Residence (Extension)	Pinfold Road, Upwell

Planning applications ending 'RM', 'REM' or 'RMM' relate to reserved matters

From the information provided it is understood that all the developments propose to discharge surface water to soakaways, infiltration devices and/or Sustainable Drainage Systems (SuDS). The applicants have been notified of the Board's requirements.

Upwell Playing Field chose to use the Infiltration Device Self-Certification procedure for surface water disposal from a side extension to the pavilion at New Road, Upwell (MLC Ref No 648) and, in doing so, agreed that if the device was to fail in the future, the land owner would be liable for any remedial works to rectify the situation.

No further correspondence has been received from the applicants or the applicants' agents concerning the following developments and no further action has been taken in respect of the Board's interests.

- *Bungalow, side extension and new garage at 28 Well Creek Road, Upwell – W Buzzard (MLC Ref No 188) & Ms A Alexander (MLC Ref Nos 566, 574 & 575)*
- *Residential development consisting of twenty six properties, site access and internal road - Maxey Grounds & Co (MLC Ref No 479); Reserved Matters Applications: plot 1 – Mr L Willis (MLC Ref No 541); plot 2 – Mr Clarke (MLC Ref Nos 559 & 573); plot 3 - Mr & Mrs Wiles (MLC Ref No 542); plot 4 – Mr & Mrs Lunn (MLC Ref No 553); plot 5 – Mr & Mrs Rawnsley (MLC Ref No 562); Affordable housing for plots 6, 7, 10, 11 and 13 – The Hollies (Upwell) Ltd (MLC Ref No 516); plot 8 – Mr P Stead (MLC Ref No 571); plot 9 – Mr G Thomas & Miss Fitzpatrick (MLC Ref Nos 529, 538 & 548); plot 12 – Mr S Waite (MLC Ref No 582); plot 13 – The Hollies (Upwell) Ltd (MLC Ref No 555); plot 15 – M & A Developments (MLC Ref No 578); plot 16 – Mr & Mrs Yeoman (MLC Ref No 564); plot 17 – Mr & Mrs Wiles (MLC Ref No 572); plot 23 – Mrs L Connolly (MLC Ref Nos 558 & 576); plot 24 – West Norfolk Homes Ltd (MLC Ref No 565); plot 25 – Dr N Walters (MLC Ref No 584) on land to the south of 21 to 42 St Peters Road Upwell*
- *Proposed residential development of 4 new dwellings at land south of Plawfield, Back Drove, Upwell – Fountain Developments (Anglia) Ltd (MLC Ref No 505) & Fountain Construction (Anglia) Ltd (MLC Ref No 618)*
- *Re-development of existing bus garages at D Hircock, School Road, Upwell – Messrs W Hircock, L Pears & C Parsons (MLC Ref No 512)*
- *Construction of a new highway access and associated culvert at 167 New Road, Upwell – Pro Edge Plant Hire (MLC Ref No 537)*
- *Residential development on land to the east of Main Road, Three Holes – Fountain Construction (Anglia) Ltd (MLC Ref Nos 539 & 540)*
- *Construction of an annexe to a House of Multiple Occupancy at Cranligh House, 48 Listers Road, Upwell, - Mr & Mrs Lawrence (MLC Ref No 603)*
- *Proposed 2 self-build plots on land to the south west of 83 Baptist Road, Upwell – Mr D Lawrence (MLC Ref No 613)*
- *Initial enquiry for residential development of 39 plots for affordable housing at land off St Peter's Road, Upwell to the rear of previous Blunt's Orchard development – Client of ADC Infrastructure (MLC Ref No 619)*

In view of the absence of recent correspondence and any subsequent instruction from the Board it will be presumed, unless otherwise recorded, that the Board is content with any development that has occurred and that no further action is required at this time.

Further to the last Board Meeting could it be confirmed that Minute B.1122 Consulting Engineers' Report, including planning and consenting matters item iii) Developments MLC Ref Nos. (188), (566, 574 & 575), (309, 338, 375, 461, 551 & 568), (445 & 536), (446), (479), (541), (559 & 573), (542), (553), (562), (516), (571), (529, 538 & 548), (582), (555), (578), (562), (572), (558 & 576), (565), (584), (512), (539 & 540), (603) should read:

“That **no** further action was required on these developments at the current time.”

Developments at Janis, 176 New Road, Upwell – Mrs J Watts (MLC Ref Nos 309, 338, 375, 461, 551, 568 & 640)

During March a planning application for the erection of an agricultural/equestrian store for machinery, tractors, bedding and feed was submitted to and subsequently approved by the Borough Council.

The FRA prepared by Ellingham Consulting Ltd Ref ECL0455/TRUNDLEY DESIGN SERVICES dated March 2021 that forms part of the submission documents advises that:

“Surface water at the site drains naturally through soakaway and hence to the IDB drain system.”

and the application form advises that:

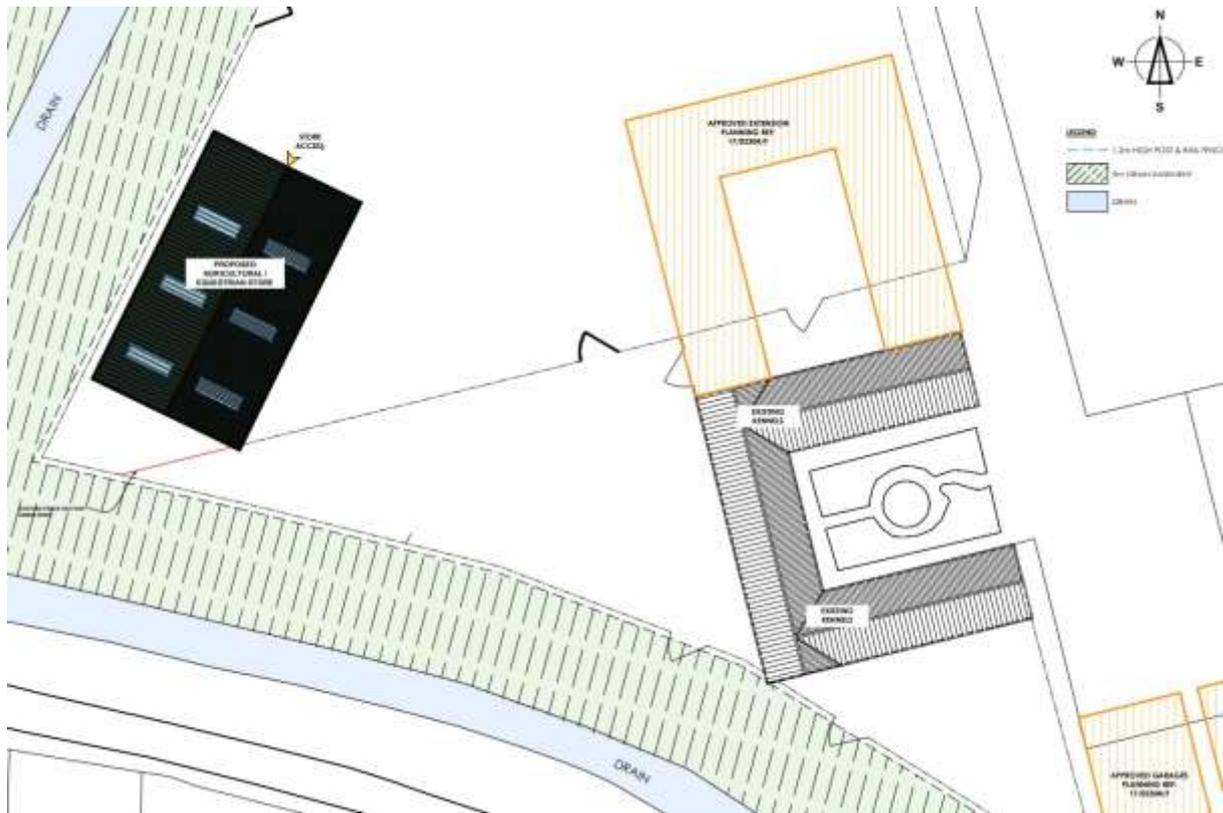
“surface water disposal will be to soakways.”

Neither the Officer's Report nor the Decision Notice specifically refer to either the adjacent District Drain, the Board or its requirements.

As can be seen from the following extract the plan infers that the Board's maintenance access strip is measured from the water's edge rather than the channel brink. It is also understood that several items have been placed within the maintenance access strip. Members will be aware that the Board's Byelaws include the following:

“15. Banks not to be Used for Storage

No person shall use or cause or permit to be used any bank of any watercourse for the purpose of depositing or stacking or storing or keeping any rubbish or goods or any material or things thereon in such a manner as by reason of the weight, volume or nature of such rubbish, goods, material or things causes or is likely to cause damage to or endanger the stability of the bank or channel of the watercourse or interfere with the operations or access of the Board or the right of the Board to deposit spoil on the bank of the watercourse.”



Extract from David Trundle Design Services Limited Drawing No. 21-P12-PL002B

In view of the above, the Board may consider it appropriate to ensure that no encroachment occurs.

Re-development of redundant commercial land to provide 4 new dwellings on land south of 31 School Road, Upwell – Mr D Masters (MLC Ref Nos 351, 445, 536) + All Square Properties Ltd (MLC Ref No 644)

Further to the last Board Meeting a completed Infiltration Device Certification and Checking Service application form was received from the applicant's consultant, Engineering Support Practice Ltd (ESP). The submission documents were checked and it was considered that the permeable paving has been designed to store the volume for a 1% Annual Exceedance Probability (AEP) ,1-in-100-year storm, event together with an allowance of 40% climate change with no overflow proposed to local watercourses which will be an improvement on the concrete hardstanding at the site. ESP was advised that if the device was to fail in the future, the land owners would be liable for any remedial works to rectify the situation.

Developments at Fountain Foods Ltd, New Road, Upwell – Fountain Foods Ltd/Anglia Growers (MLC Ref Nos 365, 405, 421, 436, 472, 476, 543, & 627)

- (a) *Erection of canteen, training room and staff facilities - Fountain Foods Ltd (MLC Ref No 627)*

In accordance with the Board's resolution made under Minute B.1122 Consulting Engineers' Report, including planning and consenting matters item iv) Development at Fountain Foods Ltd, New Road, Upwell – Fountain Foods Ltd (MLC Ref No 627) - Erection of canteen, training room and staff facilities an "advisory" letter has recently been issued together with a request to the Borough Council to enter an appropriate note on the Local Land Charges Register.

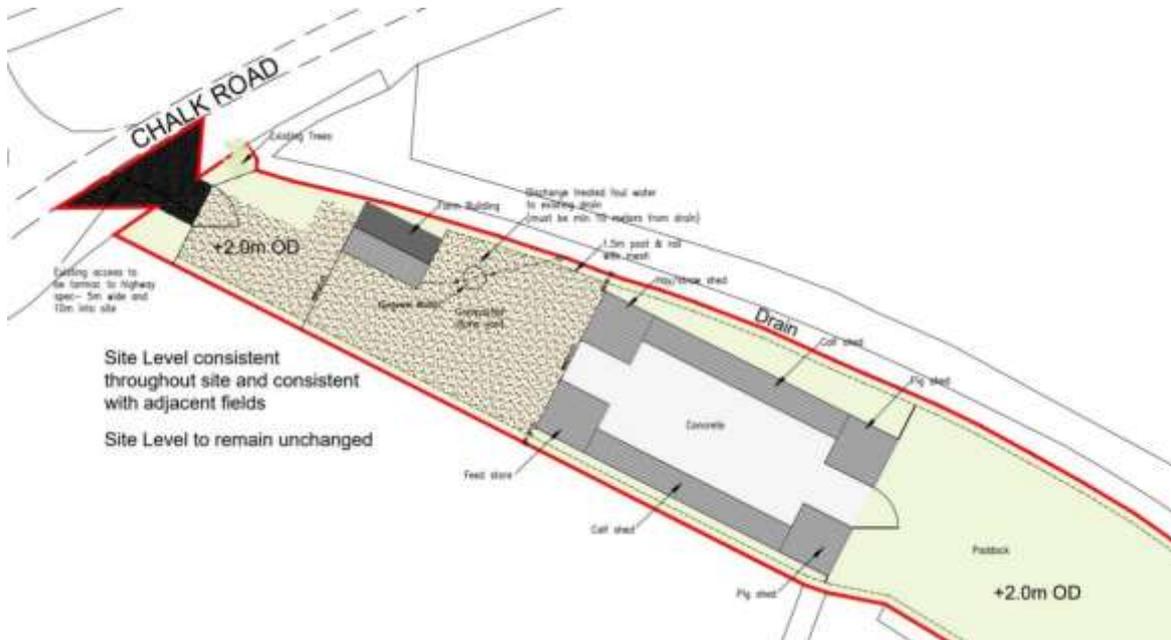
Erection of Agricultural Buildings on land at Baldwins Drove, Outwell – Mr A Mason (MLC Ref Nos 495 & 654)

Further to the Board's 2016 Meeting Report, a planning application was submitted to the Borough Council for the erection of agricultural buildings to raise livestock for the purpose of slaughter. The site is at the south eastern end of Baldwins Drove near the Board's Drain at Point 44.

The Design & Access Supporting Statement dated November 2021 prepared by Peter Humphrey Associates Ltd (PHA) that forms part of the submission documents advises that:

"Drainage
Surface water discharge - drains naturally. Foul water drainage - WC will discharge waste to a Klargestor BioDisc and then into an existing drain."

As can be seen from the following extract from the Proposed Layout Plan the proposal fills the site boundary and, if developed, will constrain access to the adjacent open watercourses.



Extract from Peter Humphrey Associates Ltd Drawing No. 6417/SK01

Perhaps not unsurprisingly there has been considerable opposition to this proposal and it is understood that the Borough Council is minded to recommend refusal. From an e-mail trail available to view on the Council’s web site it is noted that in response to a suggestion that:

“If you want it to be determined at Planning committee then an option is to withdraw the application, re-submit, then request it to be called-in to the local planning councillor.”

The applicant’s agent advises that:

“No need to withdraw - Please let this run and determine the application”

At the time of writing a decision is awaited by the Borough Council.

A letter of concern has been received from a local resident and is currently being dealt with.

Residential development and new access on land to the east of New Road, south of Townley Close and north of Listers Road, Townley Close, Upwell – Messrs S & J Bradley (MLC Ref Nos 498 & 513) and Woodgate Developments Ltd (MLC Ref No 602)

Members will be aware of the flooding problems experienced in the area (as discussed in previous meeting reports and earlier in this report), and are referred to the Agenda item on issues at Townley Close.

Further to the last Board meeting discussions with the relevant parties have been ongoing concerning the clearance work to the watercourse. A working group consisting of representatives from the Borough Council of Kings Lynn & West Norfolk, Norfolk County Council and Freebridge Community Housing with representation by the Board's Chairman, Clerk and Consulting Engineer has been established.

Acting as agents on behalf of the Borough Council, as the owner of the channel alongside the Health Centre car park, quotations for clearance work to the full length of the watercourse, including replacement of the inlet to the pipe crossing at 37 New Road were obtained from suitable contractors. Letters were sent to the relevant adjoining land owners highlighting their responsibilities and outlining the intention for the cost of the work to be recovered from them.

Subsequent to the receipt of the above letter a meeting was arranged between the occupants of 37 New Road and the Clerk and Consulting Engineer to discuss this matter. The issue relating to the pipe that crosses at 37 New Road to connect the watercourse to the Board's 450mm diameter pipe was discussed. The new owner of number 37 stated that there is no pipe across his land. He advised he had been in discussion with the contractor who installed the foul pump manhole in the driveway who has stated they did not encounter a pipe when installing the manhole. This contradicts ADC Ltd's inspection which identified a 300mm pipe connection to the Board's 450mm pipe at the upstream end. However, it is worth noting that this 300mm pipe has not been traced to determine the line of the pipe and how far it extends.

From these discussions it was concluded that the connection between the watercourse to the rear of Townley Close and the Board's 450mm pipe no longer exists. A further inspection of the 300mm pipe was undertaken in January to take advantage of the Borough Council's gully clearance contractor carrying out works in the area. The contractor rodded the 300mm pipe from the inspection chamber at the upstream end of the Board's 600mm pipe but only managed to reach a few meters into the pipe before it became apparent the pipe is blocked. It is therefore concluded that the original 300mm pipe crossing 37 New Road is no longer providing a connection between the open watercourse and the Board's pipe.

The owner of 37 New Road also highlighted a further issue with the volume of water discharging off the highway into the watercourse. This was most notable following the heavy rainfall experienced during the winter of 2020/21. Video footage of heavy rainfall flowing off the highway was subsequently provided to highlight this issue. This has been raised with the County Highways' officer, although it has been confirmed that the County

Council's records only show a short section, comprising two gullies, discharging to the Townley Close watercourse.

It has also been noted that a planning application, submitted by E Morton & L Matthews, (Borough Council Ref 21/01020/F; MLC Ref No 641) was granted permission in July 2021 for a single storey rear and side extension and detached garage following removal of the existing garage and lobby at 37 New Road. As a "Householder Application" no details relating to the surface water drainage proposals for this development have been provided.

After the meeting with the occupiers of 37 New Road the Clerk and Consulting Engineer took the opportunity to inspect the watercourse alongside the new development and were met by several of the residents of the new bungalows. During a discussion the residents advised they had carried out works to clear the channel of debris and had carried out varying degrees of cutting and clearance of the trees with one resident having completely removed all trees from the channel profile in front of the property. However, the silt within the middle section has not been removed from the channel bed and this will result in some ponding of water within the upper Health Centre carpark section of the watercourse unless it is removed.

The above work by the residents has changed the extent of clearance works needed so it was agreed with the Borough Council to obtain a revised quotation for clearance of the section alongside the carpark. This has been obtained and subsequent letters and notices have been sent to the three land owners affected. Following the appropriate notification, the intention is to carry out the clearance work in February or March.

A further meeting with the working group is scheduled for the 4th April, following clearance work and to discuss the downstream connectivity issues.

In view of the above, the Board may want to consider how it wishes to resolve the on-going matter relating to the 300mm pipe crossing 37 New Road and its further views and instruction are requested on how it would wish us to proceed.

Development at Waterways, 125 Small Lode, Upwell – Mr & Mrs Singfield (MLC Ref No 500) & Mr & Mrs Minas (MLC Ref Nos 586 & 601)

Further to the last Board Meeting report a letter was issued to the applicants, and their agent Anglia Building Consultants (ABC), requesting the submission of the appropriate documents to the Board to regularise the situation. A response is still awaited.

In view of the above, the Board may want to consider how it wishes to resolve this on-going matter and its further instruction is requested on how it would wish us to proceed.

Residential development on land north west of Townley Close, New Road, Upwell – Mr & Mrs M Starr (MLC Ref No 523); Starr Developments (MLC Ref Nos 540, 560 & 579); Mr D Johnson (Plots 3 & 4) (MLC Ref No 614 & 646); Mr A Walshaw & Miss Brown (Plot 2) (MLC Ref No 623) & Mr S McCurry (Plot 5) (MLC Ref No 631)

In accordance with the resolution made in Minute B.1122 Consulting Engineers' Report, including planning and consenting matters item v) Residential development on land north west of Townley Close, New Road, Upwell – Mr & Mrs M Starr (MLC Ref No 523), Starr Developments (MLC Ref Nos 560 & 579), Mr D Johnson (Plot 4) (MLC Ref No 614), Mr A Walshaw & Miss Brown (Plot 2) (MLC Ref No 623), Mr S McCurry (Plot 5) (MLC Ref No 631) and Mr D Johnson (Plot 3) (MLC Ref No 646) copies of letters sent in March 2019 requesting the Borough Council place an appropriate note with the Local Land Charges Register and advising Starr Developments that this had been done have recently been sent to the subsequent owners of plots 2, 3, 4 and 5.

Development at Plawfield Cottage, 112 Green Road, Upwell – Mrs E Rigby (MLC Ref Nos 567 & 606)

Further to the last Board Meeting report a letter was issued to the applicants, and their agent, David Trundley Design Services Limited, which resulted in the submission of an application for encroachment within the Board's 9.0m wide maintenance access strip. Following consultation with both the Board's Chairman and District Officer the application was recommended for approval subject to the imposition of several conditions to protect the Board's interests.

Development on land to the east of Church Field, south west of 54 Well Creek Road and east of Baldwins Drove, Outwell – Mr J Vickers (MLC Ref No 604)

Further to the last Board Meeting report a letter was issued to the applicant's agent, John Stephenson, who advised at the beginning of August that:

"Please be advised that in respect of planning application ref no 17/01048/F, construction remains on-going.

Regarding application nos 18/01548/F and 19/01231/F, both applications were refused and therefore building works will not go ahead"

The Borough Council planning application Ref 17/01048/F; MLC Ref No 535 relates to the construction of a general purpose agricultural barn.

No subsequent documentation has been received.

In view of the above, the Board may want to consider how it wishes to resolve this on-going matter and its further instruction is requested on how it would wish us to proceed.

Construction of 2 dwellings to replace mobile residential units at Stonehouse Road, Upwell, Mr & Mrs Loveridge (MLC Ref No 612)

Following notification by the developer that construction had recommenced, a site inspection of the installed surface water pipe was undertaken in December by the Consulting Engineer to ensure compliance with the consent conditions. At the time of the inspection only the surface water pipe infilling the watercourse at the rear of the site had been constructed, building work on the remainder of the site has yet to commence.

Proposed extension and alterations to existing dwelling at Eason House, 11 Well Creek Road, Outwell – Mr & Mrs Wadsley (MLC Ref No 620)

No further correspondence has been received from either the applicants or their agent and no action has been taken on the Board's behalf. However, it is noted that a non-material amendment was submitted to the Borough Council during the summer.

Single storey rear extension, alterations to dwelling and construction of a garage at 100 Church Drove, Outwell – Mr J Barrett (MLC Ref No 621)

Further to Minute B.1122 Consulting Engineers' Report, including planning and consenting matters ii) Application for 100 Church Drove, Outwell (MLC Ref No 621) a request has been made to the Borough Council to enter an appropriate note on the Local Land Charges Register.

Outdoor all weather riding arena (manège) at Belmont Garden, 68 St Peters Road, Upwell – Ms Y Parfett (MLC Ref No 634)

The applicant was advised that any surface water discharge must be attenuated to the greenfield run-off rate. A proposal was forwarded to the Board that included perforated drainage pipes leading to a fully attenuated discharge via a headwall into the Board's

Stonehouse Road Drain. The Board's Chairman and Vice-Chairman were satisfied with the arrangements.

An application for encroachment within the Board's District Drain and associated maintenance access strip for the installation of the discharge pipeline and headwall was submitted and subsequently recommended for approval.

Norfolk Water Management Partnership [Norfolk County Council (LLFA)]

Local Flood Risk Management Strategy Policy Review 2021

No further correspondence has been received or discussion subsequently occurred concerning this matter.

General Advice

Assistance was provided, on the Board's behalf, in respect of the following:

- a. A Byelaw Consent application was received from UK Power Networks to install a 125mm diameter duct to insert an electricity cable within the 9 metre byelaw strip of the district watercourse between Points 14 and 15. The minimum cover of the cable should be 600mm and include the provision of marker posts. Work is on behalf of Justdogz Kennels.
- b. Other site visits have been made at the request of the Board's District Officer to undertake investigations into possible byelaw infringements. These include unconsented discharges and planting of conifers.

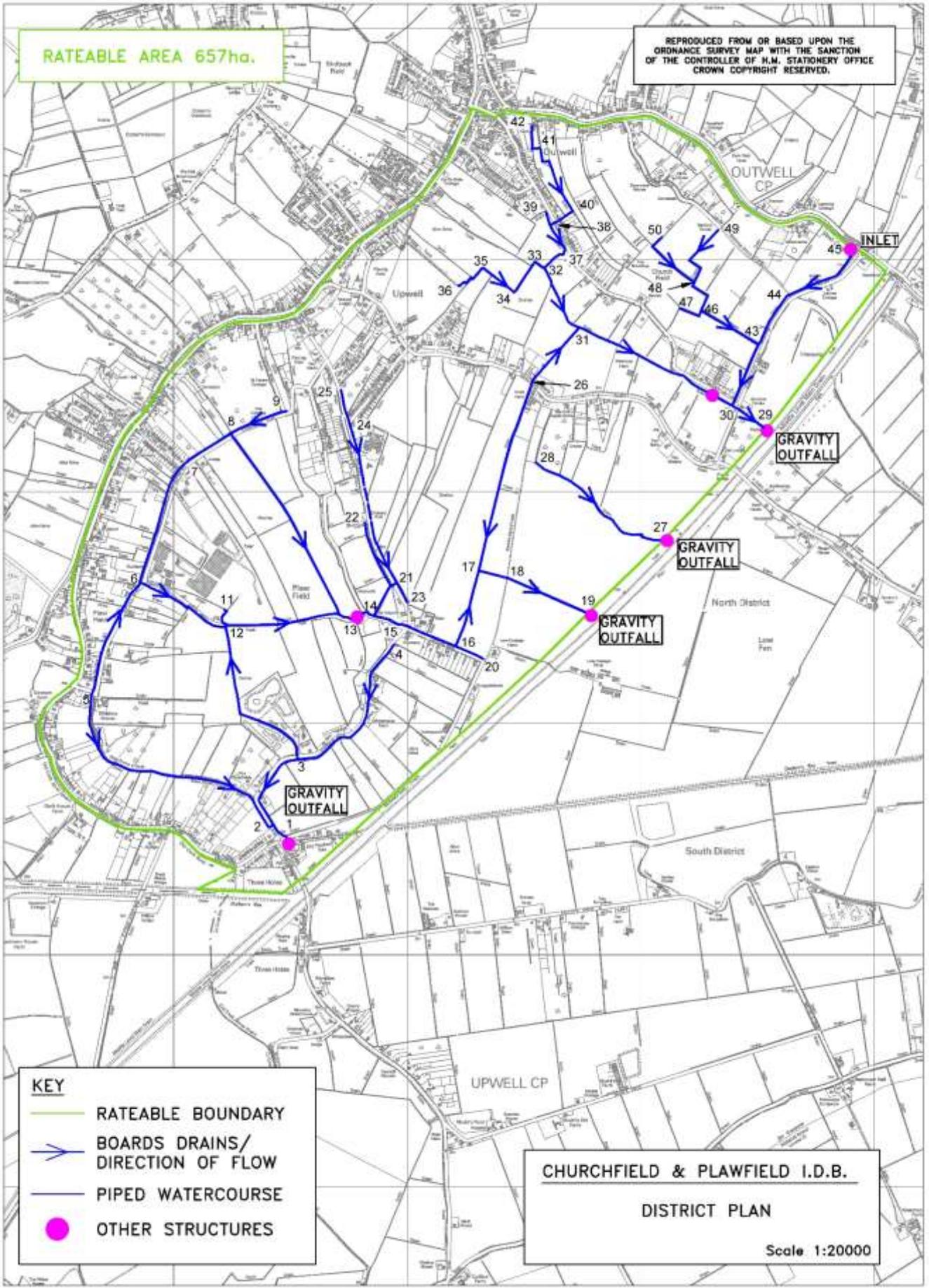
Consulting Engineer

14 February 2022

Churchfield & Plawfield I.D.B (306)\Reports\February 2022

RATEABLE AREA 657ha.

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KEY

-  RATEABLE BOUNDARY
-  BOARDS DRAINS/
DIRECTION OF FLOW
-  PIPED WATERCOURSE
-  OTHER STRUCTURES

CHURCHFIELD & PLAWFIELD I.D.B.

DISTRICT PLAN

Scale 1:20000